

MOUNT MORRIS PARK SITE FOR HOSPITAL

Jewish Maternity Trustees Buy Three Madison Avenue Dwellings for \$200,000 Hospital Plot

The Jewish Maternity Hospital has bought a site for a new home the three-story building at 187 West 19th street, Madison Avenue, southeast corner of 123rd street. The purchase was made from Henry M. Tsch through Shaw & Co.

The property measures 60x100 and faces Mount Morris Park. It will be improved with a six or eight-story building, which will cost about \$200,000. The institution is at present located on East Broadway.

On the block next to the proposed new building is the home of the Jewish Hospital for Deformities and Joint Diseases.

ESTATE SELLS ON 8TH AVE.

The two-story buildings at 845 and 850 Eighth Avenue, owned by the John H. Livingston estate for a long time, have been sold by the heirs to John H. Livingston. The houses occupy a plot 44x80, adjoining the southwest corner of Fifty-third street. Charles Van Oppen as broker arranged the deal.

HOUSE BUYING IN BROOKLYN.

The Charles P. Noyes Company has sold the three-story stone dwelling at 880 East Eighth street, on lot 40x120, to James J. Moore, who will make improvements.

Charles E. Richardson has sold 206 Lincoln place, between Seventh and Eighth Avenues, a brownstone dwelling, to Mrs. Nellie Aline L. Ross.

T. Raffenlo has sold a plot, 56x8200, to Paul Freytag at the northeast corner of Benson Avenue and Bay Twenty-sixth street, Bensonhurst, for Paul Heller, the southeast corner of Avenue H and West Eighth street, a plot 72x98, to the A. S. Brooklyn Corporation for improvement, and 8712 Twenty-second Avenue, a two-family stone house, on lot 40x96.8, to Dr. Ortman for occupancy.

Samuel Galitzka Company has sold for Morris Green Company, a client for investment the three-story flat and store property at 8315 Fifth Avenue, on a plot 29x100.

LIBERTY ST. BLDG. PLANS.

600,000 Structure 15 Stories High to Go Up on Ziegler Site.

Plans have been filed by Cross & Cross, architects, for a fifteen-story office building on the south side of Liberty street, 155 feet wide, east of Broadway. It will have a frontage of 114 feet and a depth of 115 feet. The facade will be of brick and limestone. The 60 Liberty Street Corporation, William H. Barnard, president, is the owner. The cost has been estimated at \$300,000.

600,000 FLATS FOR HEIGHTS.

On the south side of 162d street, 140 feet wide, of Fort Washington Avenue, two six-story flats will be erected for the J. M. B. Company, Joseph M. Brody, president. The combined buildings will have a frontage of 125 feet on the Avenue and 85.11 feet on the street and will accommodate forty-nine families. The facade will be of brick, limestone and terra cotta, and the cost has been estimated at \$300,000 by Saxe & Springsteen, architects.

DESIGNING PARK AVE. HOUSE.

Emery Roth, architect, has been commissioned to prepare plans for the thirteen-story apartment house to be erected at the southeast corner of Park Avenue and Fifty-fifth street, acquired this week by the Bingham Building Corporation, which is expected to be a similar improvement for this corner recently made by Cross & Cross.

BUSINESS SPACE LEASED.

Titon & Hill and the Douglas Robinson, Charles S. Brown, Charles H. Hunter, and Patterson, Gottfried & Hunter for a long time of years the store and basement at 170 Fulton street in the Fulton street wing of the new Telephone and Telegraph Building. The store is to be occupied by the branch of Patterson, Gottfried & Hunter's business known as the Prase Company, located for many years at 30 Church street, one of the oldest hardware concerns in New York.

Douglas L. Elliman & Co. have leased the first and second floors in the new business building at 22 East Fifty-fourth street for a term of years to Thomas & Atwood, children's clothing, now at 18 East Forty-eighth street.

The Charles F. Noyes Company has leased a floor at 34-36 Lafayette street to the Chamberlain Supply Company, a floor in the same building to F. Hubner & Co., at 25 Perry street, a floor to Vitell Bros., at 221 Pearl street, a lot to John E. Fox, at 213-217 Grand street, a floor to A. Gosson & Co., and at 411 Ann street a floor to Joseph Snyder.

H. Flanagan & Son and Joseph P. Day have leased the two four-story dwellings at 351 and 353 West Fifty-fifth street

Woman Designer Plans Comfortable Seaside Homes for Howard Estates

An attractive stone bungalow has just been completed at Howard Beach Estates for R. L. Savage of Astoria Park. The house was designed by Miss Fay Kellogg, architect, and is constructed of rubble masonry gathered from the topsoil recently placed upon the



INSPECTIONS BILL IN DANGER.

Governor to Have Hearing—Strong Opposition to Consolidation.

The Governor has notified the Advisory Council of Real Estate Interests that a hearing on the Lockwood-Elton consolidation bill will be held on Wednesday, May 10, at 11:30 A. M. in the Executive Chamber at Albany. Although the measure is approved by the Mayor, the Borough Presidents and all real estate organizations, it is opposed by the Joint Board of City Departments, the American Institute of Architects, the Builders and Trades Association, the Board of Fire Underwriters, the Committee on Safety and the Central Federation of Labor.

The technical organizations opposed the bill upon the ground that the Board of Standards and Appeals is not to be selected from lists of gentlemen whom they may designate or recommend for membership upon this board. The Committee on Safety opposes the bill because the provision for certificates of occupancy is not sufficiently clear, particularly with regard to the granting and enforcement of the same, while the Central Federation of Labor opposes it because it does not provide for a central Building Inspection Department such as was provided in the Wagner bill of last year and, further, because the measure did not provide for the appointment of members of the labor union to the Board of Standards and Appeals. It is hoped that the Board of Standards and Appeals will appear in Albany next Wednesday in support of it.

MUCH BUYING IN THE CITY'S SUBURBS

\$225,000 Port Chester Estate Resold—Place Gedney Farm in a Deal.

Bryan L. Kennelly has resold for John W. Kaser, Hillside, the property of the late Daniel E. Seydel, at Port Chester, N. Y., comprising about twenty acres, to Edgar E. Price, vice-president of the Union Carbide company, at a price of \$225,000. Mr. Price purchased the adjoining Hobart Park estate, consisting of 110 acres, last summer.

BUYERS AT GARDEN CITY.

Gage E. Tarbell has sold at Garden City the house recently completed by the R. E. Hutcheson Corporation, on a plot 120x150, on the west side of Nassau Boulevard, between Salisbury Avenue and Chester Avenue, to Martha A. Gaines, as a permanent home, also the Boulevard Corporation, 100x150, on the east side of Nassau Boulevard, between Chester Avenue and Cambridge Avenue, to Mrs. Howard M. Williams, at a price of \$100,000. The latter property was purchased by P. Bowdren, his residence on the east side of Brixton road, just south of Stewart Avenue, to Mrs. Emma R. Lee (Traver), plot 100x150, on the east side of Clinch place, between Stewart Avenue and St. James street North, to Frank J. Bradley, and a plot 50x150 on the south side of St. James street, South to James W. Hobbs, who owns the adjoining plot.

STRIPES HALT BUILDERS.

New Construction in Brooklyn Far Below Average.

Labor troubles brought a sudden stop to the rush of home building in Brooklyn. Much against their wishes builders had to halt operations and many projects which were ready to be started have been postponed. Under the conditions given assurance that construction will not be hampered. The consequence was that the volume of new construction fell during the week below the average of only sixty-eight buildings, to cost \$328,750, having been recorded.

Among the sixty-eight operations are nine two-story brick dwellings, which the Craftsman Home Corporation will build on the east side of East Tenth street, north of Avenue R, at a cost of \$11,500.

The E. T. Dickinson Construction Company will erect five similar dwellings at the southwest corner of Avenue D and Fifty-fourth street at a cost of \$20,000.

A four-story, twenty-seven family brick tenement to cost \$50,000 is to be erected by the A. H. H. Corporation at the southwest corner of Cony Island Avenue and Reeves place, Aaron Segal will improve the southeast corner of Keap street and South Second street with a six-story thirty-four family brick tenement costing \$15,000.

On the east side of Homecrest Avenue north of Avenue D, the Foster Improvement Company will erect six two-story frame dwellings at a cost of \$21,000.

A one-story moving picture theatre to cost \$2,000 is to be built by Morris A. Vogel on the east side of New Trench Avenue south of Forty-sixth street.

BIYS NEAR VAN CORTLANDT.

The Van Cortlandt Realty Company has sold the new three-story detached stucco residence, with the roof, at 121 Farnshaw Avenue, Van Cortlandt terrace, Yonkers, for occupancy to J. E. Canavan. M. A. Broderick was the broker.

BIRDSEY-SOMERS PLACE TAKEN BY PHOTOGRAPH COMPANY.

The American Graphophone Company has bought through Joseph P. Fay the plant of the Birdsey-Somers Company at Bridgeport, Conn., consisting of a new four-story concrete factory building with extension and power house on a plot of six and a half acres, with a railroad siding. The purchase of this plant means the giving of employment to 3,000 people. The property was formerly owned by the Birdsey-Somers Company and was used for the manufacture of gramophones and records. The new company will take possession of the plant about June 1.

The plant is a short distance from the factory buildings of the Remington Arms Works, which is probably the largest manufacturing plant in New England.

BIG BRIDGEPORT PLANT SOLD.

Birdsey-Somers Place Taken by Photograph Company.

FACTORIES AND MOVIES.

Three Big Plants, Two Theatres and Film Studio for Queens.

Building operations recorded last week in Queens represent an investment of \$500,000. Among the most important projects were three factory additions and two movie picture theatres. There were ninety-three applications for new buildings estimated to cost \$401,000, eighty-two applications for alterations and additions to cost \$42,000, and seventy-eight applications for plumbing to cost \$32,500.

The Deegan Realty and Terminal Company applied for permits for the erection of a four-story concrete factory on the east side of Pierson place, south of Skillman Avenue, Long Island City, details of which will be found in another column.

The Fox Film Corporation will make the first improvement upon the property bought at Corona on Flushing Bay by the erection of a studio and developing plant at the corner of Astoria Avenue and Fifty-third street. It will be of brick, four and two stories, 258x148 feet in size, and cost \$100,000.

The Curtis Building Company will erect a two-story brick factory at the northeast

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

OPPOSES PLAN OF ZONING COMMISSION

Congestion Committee Says It Would Permit Housing 90,000,000 in New York.

Attacking the proposed limiting of building heights and the zoning of the city as outlined in the plan of the Commission on Building Districts and Restrictions, the New York city congestion committee has asked that the whole scheme be set aside. The committee, which has been organized to oppose the plan, in the worst kind of congestion in New York, said that the plan would crowd the city into small spaces.

Benjamin C. Marsh, spokesman for the congestion committee, said that there are 43,132 acres in what the commission designates as B and C or high apartment districts outside of Manhattan, exclusive of parks. Six story tenements are allowed in these districts, which would permit a population of 42,163,982 persons—an average of nearly 1,000 to

HOME SALES IN NEWARK.

Louis Schlesinger has sold for Otis Harlan, the actor, the frame dwelling at 500 Summer Avenue, on plot 50x140, to the Rev. Frederick W. Johnson of Rahway. The house will be occupied by the purchaser. The same firm has sold for Mr. Harlan a ten-foot strip adjoining 522 Summer Avenue, to George H. Dabyns.

Louis Schlesinger has also sold for the Newark District Building and Loan Association the stucco residence at 93-95 Hidden Terrace, on a plot 50x116, to Michael I. Hunkin, who will occupy.

TRADING IN RIDGEWOOD.

Mrs. Ellen C. Birch has sold her house on Heights road, Ridgewood, N. J., to J. N. Moore, and to Dr. A. G. Hopper, to Ralph C. Maxson, a tract of land, 100x310, on South Irving street.

TAKING SUBURBAN PLACES.

John E. Scott has rented for John J. Kirby his house on Lafayette place, Woodmere, L. I., to Dr. Walter P. Anderson.

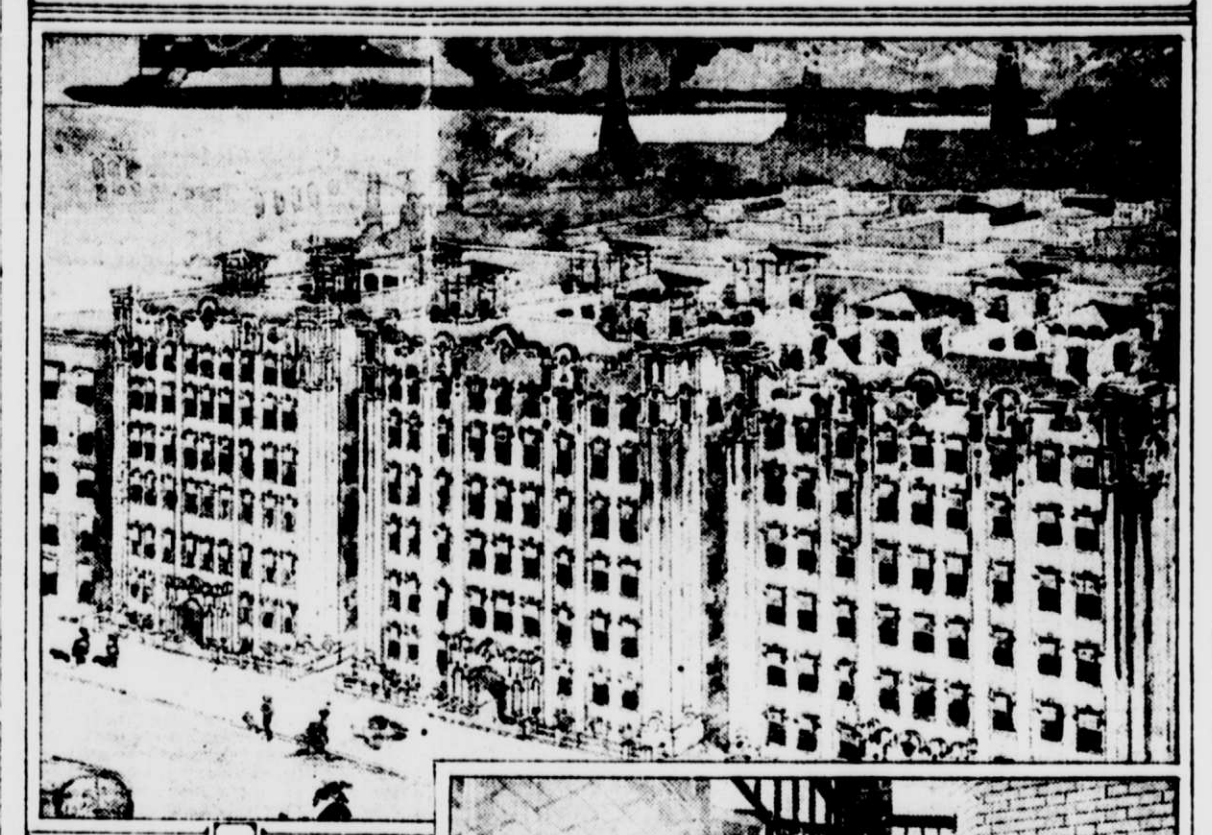
OPPOSES PLAN OF ZONING COMMISSION

Congestion Committee Says It Would Permit Housing 90,000,000 in New York.

Attacking the proposed limiting of building heights and the zoning of the city as outlined in the plan of the Commission on Building Districts and Restrictions, the New York city congestion committee has asked that the whole scheme be set aside. The committee, which has been organized to oppose the plan, in the worst kind of congestion in New York, said that the plan would crowd the city into small spaces.

Benjamin C. Marsh, spokesman for the congestion committee, said that there are 43,132 acres in what the commission designates as B and C or high apartment districts outside of Manhattan, exclusive of parks. Six story tenements are allowed in these districts, which would permit a population of 42,163,982 persons—an average of nearly 1,000 to

Great Block of Open Stair Model Tenements Planned for Harlem Site



More than \$1,000,000 is to be spent on the erection of two acres of model tenements on a plot purchased recently by the Open Stair Dwellings Company on the block bounded by 140th and 147th streets, Seventh and Eighth Avenues. Many well known philanthropists are interested in the enterprise.

the acre, even if a third of the area be dedicated for streets and public buildings. There are 52,415 acres in districts D, outside of Manhattan, in which four-story tenements can be constructed, including similarly one-third of the acre, 28,121 acres could be housed in those districts, at an average of over 500 persons per acre.

In these four boroughs there are 6,000 acres in districts designed for detached dwellings. Deducting one-third of the area for streets and other purposes, and allowing fifteen families per acre, with an average of 4.5 persons per family, 284,327 persons could be housed on this area.

In Manhattan, Mr. Marsh says, there are approximately 6,000 acres of tenement districts restricted against industries. With the same deduction of one-third of the area in the prevailing type of tenement, 2,843,270 persons could be housed in the city under the proposed restrictions, which limit the intensive construction now.

In the "restricted" districts of Queens 28,117,500 could be housed. Five-story tenements are permitted under the commission's recommendations up to the city line in the Bronx and Queens, and throughout Brooklyn. Of course, the area will not all be utilized as intensively as permitted shows the need for greater restrictions.

The congestion committee recommends more effective restrictions against industries, in relation to street width, it claims, is not adequate because the width of the streets varies greatly within the same height districts. The maximum width of streets for each height district should be established, it says, in addition to the height limitation, with a sliding scale permitting an additional story for every additional ten feet of the lot area unoccupied above the requirement for the district.

To equalize conditions of especially intensive development a regulation might be adopted that when 50 or more percent of the frontage of a block is more intensively developed than the regulations permit the rest of the block may be similarly developed. It urges that the acreage restricted against industry and business be increased, also the area restricted to one and two family houses.

It will submit this week to the commission detailed recommendations for limiting tenements in most of the area of the boroughs outside of Manhattan to three or four stories, and similar restrictions for other classes of buildings.

Public Auction Sale

Saturday, May 20

at 2 P. M. on the premises, under mammoth tent, RAIN OR SHINE.

105 Bronx Lots

Located on Bronxwood and Paulding Avenues, Between 230th and 232d Streets, Bronx Borough.

White Plains Avenue Subway Station 2 Blocks Distant

70% may remain on bond and mortgage for 1, 2 or 3 years at 5%

TITLE POLICIES FREE TO PURCHASERS.

WILLIAM G. JOHNSON, Esq., 265 Broadway, N. Y.
EDWARD J. MARTIN, Esq., 265 Broadway, N. Y.
ARTHUR L. HOWE, Esq., 265 Broadway, N. Y.

Write for Booklet

Joseph Day
Auctioneer

81 Nassau St., N. Y. City.

Great Block of Open Stair Model Tenements Planned for Harlem Site



More than \$1,000,000 is to be spent on the erection of two acres of model tenements on a plot purchased recently by the Open Stair Dwellings Company on the block bounded by 140th and 147th streets, Seventh and Eighth Avenues. Many well known philanthropists are interested in the enterprise.

the acre, even if a third of the area be dedicated for streets and public buildings. There are 52,415 acres in districts D, outside of Manhattan, in which four-story tenements can be constructed, including similarly one-third of the acre, 28,121 acres could be housed in those districts, at an average of over 500 persons per acre.

In these four boroughs there are 6,000 acres in districts designed for detached dwellings. Deducting one-third of the area for streets and other purposes, and allowing fifteen families per acre, with an average of 4.5 persons per family, 284,327 persons could be housed on this area.

In Manhattan, Mr. Marsh says, there are approximately 6,000 acres of tenement districts restricted against industries. With the same deduction of one-third of the area in the prevailing type of tenement, 2,843,270 persons could be housed in the city under the proposed restrictions, which limit the intensive construction now.

In the "restricted" districts of Queens 28,117,500 could be housed. Five-story tenements are permitted under the commission's recommendations up to the city line in the Bronx and Queens, and throughout Brooklyn. Of course, the area will not all be utilized as intensively as permitted shows the need for greater restrictions.

The congestion committee recommends more effective restrictions against industries, in relation to street width, it claims, is not adequate because the width of the streets varies greatly within the same height districts. The maximum width of streets for each height district should be established, it says, in addition to the height limitation, with a sliding scale permitting an additional story for every additional ten feet of the lot area unoccupied above the requirement for the district.

To equalize conditions of especially intensive development a regulation might be adopted that when 50 or more percent of the frontage of a block is more intensively developed than the regulations permit the rest of the block may be similarly developed. It urges that the acreage restricted against industry and business be increased, also the area restricted to one and two family houses.

It will submit this week to the commission detailed recommendations for limiting tenements in most of the area of the boroughs outside of Manhattan to three or four stories, and similar restrictions for other classes of buildings.

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

FACTORIES AND MOVIES.

Three Big Plants, Two Theatres and Film Studio for Queens.

Building operations recorded last week in Queens represent an investment of \$500,000. Among the most important projects were three factory additions and two movie picture theatres. There were ninety-three applications for new buildings estimated to cost \$401,000, eighty-two applications for alterations and additions to cost \$42,000, and seventy-eight applications for plumbing to cost \$32,500.

The Deegan Realty and Terminal Company applied for permits for the erection of a four-story concrete factory on the east side of Pierson place, south of Skillman Avenue, Long Island City, details of which will be found in another column.

The Fox Film Corporation will make the first improvement upon the property bought at Corona on Flushing Bay by the erection of a studio and developing plant at the corner of Astoria Avenue and Fifty-third street. It will be of brick, four and two stories, 258x148 feet in size, and cost \$100,000.

The Curtis Building Company will erect a two-story brick factory at the northeast

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

SEASIDE LOTS IN DEMAND.

Twenty-five at Manhattan Beach Sold in a Week.

There is a demand for waterfront property for dwellings sites is shown by the fact that last week Joseph P. Day sold twenty-five lots at Manhattan Beach. Mr. Day took over the general management of the entire development, including the Manhattan Beach Realty Corporation property, last week, and he has established five offices at various points on the property for the convenience of prospective buyers.

Manhattan Beach, while one of the newest and most rapidly growing suburbs, is regarded as one of the borough's principal suburbs. This home colony has grown very rapidly and 114 dwellings

BRYAN L. KENNELLY

Real Estate Auctioneer,
WILL SELL AT

PUBLIC AUCTION

116 DESIRABLE VILLA PLOTS

AND
100 BUILDING LOTS

IN
WESTMINSTER PARK

and other adjoining properties of A. C. TODD
IN THE CITY OF

WHITE PLAINS, N. Y.

SALE TO BE HELD

Saturday, May 20th, at 2 P. M.,

on the property on Orchard St., near North Broadway,
under mammoth tent, rain or shine.

Free bus or taxi from White Plains station to the property on day of sale (Saturday, May 20th), or short walk from North White Plains Station.

This property is near station and schools, in a fine neighborhood with city improvements. Should have a big increase in value in the near future.

TERMS: Part cash and small monthly payments.

TITLES GUARANTEED.

Send for Illustrated MAP with full particulars to the auctioneer.

Bryan L. Kennelly, 156 Broadway, New York City

REAL ESTATE FOR SALE. REAL ESTATE FOR SALE.

EXCEPTIONAL

For a limited time we are authorized to sell 8 or 4 parcels at a figure less than 7 times the gross rental.

About \$30,000 cash required.
Annual Rentals, \$14,000
7 times equals \$98,000
Will net about \$5,000 per annum each

F. R. WOOD, W. H. DOLSON CO.,
Broadway, Cor. 80th St. Tel. Schuyler 3800

BELNORD

86th St.—Broadway—87th St.

THE APARTMENT HOUSE COMPLETE

If you are looking for an apartment combining apartment features with exclusiveness of a refined home, rooms of unusual size, with the latter day utilities of modern art, inspect the Belnord—the last word in apartment construction. Careful superintendency and trained employees contribute to ideal service. Largest open air garden in the world, assuring light at all times.

Manager on premises.

7 to 11 Rooms, 2 to 4 Baths
Rental \$2,100 to \$7,000

F. R. Wood, W. H. Dolson Co., Agents
80th St. at Broadway. Tel. Schuyler 3800

ATTENTION!

Bronx New Law Flat, Choice Location, 35 Families, Equity \$20,000.

What can you offer with cash?

J. CLARENCE DAVIES
149th Street and Third Ave.

BILLS GENERALLY DISFAVORED.
Pay as You Go and Settling Back Tax Date Not Popular.

Probably there have never been more representative hearings of taxpayers and property interests in the city than were held before the Mayor last week on the "pay as you go" bill and the bill for moving forward the dates for the collection of taxes from May 1 and November 1 to January 1 and July 1.

General objection to both of these bills was based upon the fact that they would accentuate the increase in the tax rate for the next few years. It has been the position of real estate owners that under these circumstances it would be unwise for the city administration to approve of legislation which would aggravate the present serious situation. The bill for moving forward the tax dates was opposed not merely by property interests, but also by civic associations.

Another measure which was strongly opposed at the hearings before the Mayor

MODERN FACTORY

One story brick building, elegant condition, 17,000 square feet of floor space, equipped with up-to-date power plant, water, gas, and electricity, also railroad siding. One acre of ground (good labor district).

Reasonable terms.

THE ROWLAND-JOHNSON COMPANY
22 Lexington Avenue, Passaic, N. J.

was the bill permitting the Board of Aldermen to meter buildings. The bill had been established by the Commissioner of the Department of Water Supply, Gas and Electricity.

Two Great Industries Take Account of Future Trade Possibilities by Erecting New Local Plants

Two plants are to be added to the colony of factories in the Deegan Terminal in the Hunters Point section of Long Island City. They are to be occupied by the Kindef Bed Company and the Defender Manufacturing Company, two of the largest industries of their kind in the world. Plans and specifications for the future homes of these concerns have been completed by William Higginson and construction work will be started at once.

Both of these concerns leased recently the buildings which will be erected for them. During the period of twenty-one years for which the Kindef Bed Company has taken its new structure it will pay a rental of about \$600,000 while the Defender company will pay more than \$400,000. The Kindef company will employ about 700 skilled workmen, and the Defender company will employ about 600 men.

The plant of the Kindef Bed Company will be a four-story building, 230x190 feet in size, on the east side of Anable Avenue and the north side of Creek street. It will be for the exclusive use of the lessees and will be of such construction that it can be increased to seven stories without need for greater space in needed. In design and construction the new Kindef building will

